1 Y Berllan, Dolgellau, LL40 2YQ

OIRO £175,000

Freehold

Walter Lloyd Jones
LAND & ESTATE AGENTS







Details













Details

2 Bedrooms
End terrace property
Beautiful terraced gardens
1 Allocated Parking Space
Elevated Position
Views of Cader Idris Range
Sitting Room
Kitchen/Breakfast Room
Bathroom
EPC TBC

1 Y Berllan is a beautifully presented two-bedroom end-of-terrace property, occupying an elevated position within easy walking distance of the town.

Offering comfortable and well-maintained accommodation, the property is ideally suited to a range of buyers and is ready to move into.

The property benefits from UPVC double glazing and gas-fired central heating, with a relatively new boiler having been installed. Externally, the gardens have been thoughtfully enhanced to provide attractive, low-maintenance outdoor spaces to both the front and rear.

A further benefit is the private off-road parking to the front of the property, with an allocated space ensuring convenient parking for one vehicle.

The property is accessed via a front door into an entrance hallway with stairs leading to the first floor landing, a sitting room is located to the front, with window enjoying distant views towards Cader Idris Mountain Range. The sitting room leads through into the kitchen/dining room, with a door leading into the rear garden.

To the first floor, there is a landing providing access to the two double bedrooms with fitted storage and the bathroom.

1 Y Berllan provides a ready to move into home and viewing is highly recommended to appreciate everything that it has to offer.

Location
The ancient market town of Dolgellau sits within an area of outstanding natural beauty set in the Southern Snowdonia National Park, at the foot of the Cader Idris mountain range. Dolgellau is an excellent base for walkers and outdoor pursuits. The town provides a small cottage hospital, primary & secondary schools, a tertiary college as well as restaurants, pubs, library, rugby & cricket clubs and is within 10 miles of the coast and 6 miles of a main line railway station.

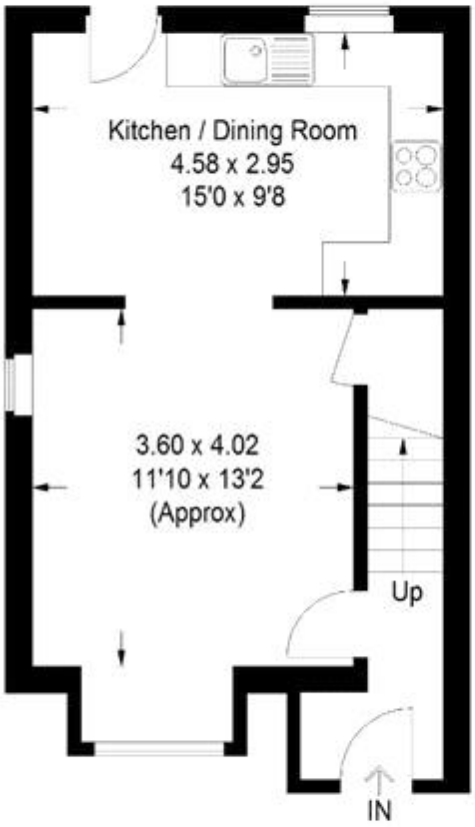
Council Tax Band: B - £1,915.71
Tenure: Freehold
Parking options: Residents
Garden details: Enclosed Garden

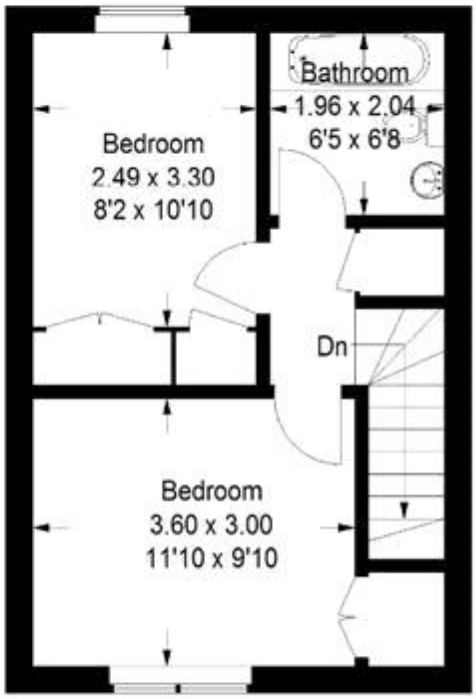
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
Broadband: FTTC

Hallway *w: 1.6m x l: 2.9m*	Steps up from paved pathway: Radiator, carpet.
Sitting Room *w: 3.56m x l: 4.93m*	(16'2" into bay window x 11'8") Bay window to front with panoramic views, window to side, coved ceiling, feature fire place housing electric fire, understairs storage, radiator, carpet. From sitting room archway through into:
Kitchen/ Breakfast Room *w: 2.82m x l: 4.57m*	Window to rear, half glazed door to rear, 4 wall units, 7 base units, timber effect worktop, stainless steel sink and drainer, tiled splashback, space for electric cooker, extractor hood, space for fridge freezer, space for washing machine, gas central heating boiler, radiator, laminate flooring.
Landing *w: 1.09m x l: 1.7m*	From hallway carpeted stairs up to landing Airing cupboard, mains fire alarm, radiator, carpet.
Bedroom 1 *w: 3m x l: 3.58m*	Window to front with panoramic views of Cader Idris Range, built in deep double wardrobe, radiator, carpet.
Bedroom 2 *w: 2.49m x l: 3.3m*	Window to rear, access to roof space with pull down steps, boarded and insulated attic, coved ceiling, built in deep double wardrobe, shelving, radiator, carpet.
Bathroom *w: 1.96m x l: 2.03m*	Window to rear, fully tiled walls, panel bath with shower attachment, bi-fold shower screen, vanity hand wash basin, low level WC, extractor fan, heated towel rail, cushion flooring.
Outside	To the Front: paved path, gravelled seating area, terraced garden with wrought iron railings. Gated access to side leading to rear of property. To the Rear: Steps to side leading to low maintenance terraced garden, with planted borders. To the front of the property at road level there is an allocated car parking space.

1 Y Berllan, Pencefn Road Dolgellau, Gwynedd, LL40 2YQ

Approximate Gross Internal Area = 69.3 sq m / 746 sq ft



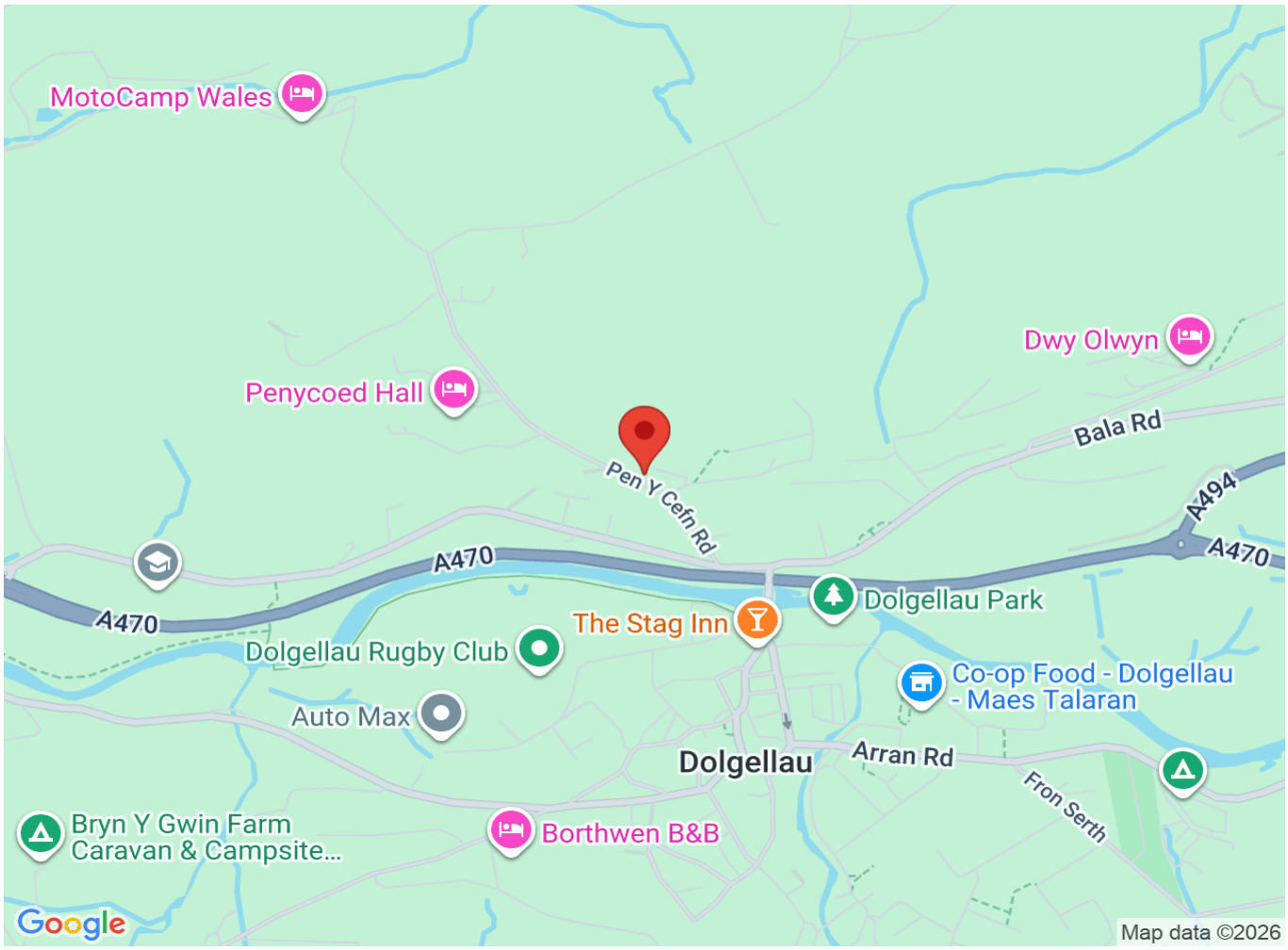


Ground Floor
36.6 sq m / 394 sq ft

First Floor
32.7 sq m / 352 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Location


MotoCamp Wales
Penycoed Hall
Dwy Olwyn
Pen Y Cefn Rd
Bala Rd
A494
A470
A470
A470
Dolgellau Park
The Stag Inn
Dolgellau Rugby Club
Co-op Food - Dolgellau - Maes Talaran
Auto Max
Dolgellau
Arran Rd
Fron Serth
Bryn Y Gwin Farm Caravan & Campsite...
Borthwen B&B
Google
Map data ©2026

Fixtures & Fittings
The Agents have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify that they are in working order, or fit for their purpose: neither have the Agents checked the legal documents to verify the boundaries or the freehold/leasehold status of the property. The buyer is advised to obtain verification from his or her solicitor or surveyor. All measurements are approximate and should not be relied upon when ordering carpets etc.

Before making an Offer
To comply with Money Laundering Regulations, we require the following to be submitted BEFORE putting forward an offer to the Vendor.

- Proof of identification: i.e. passport or photo driving licence.
- Evidence of Address: utility bill, bank statement, credit card statement (must be within 3 months), council tax demand.
- Evidence of Funds: evidence to show how the funds have been obtained, such as a mortgage offer or bank statements.

If you have queries regarding the above, please do not hesitate to contact us.

COUNCIL TAX BAND:	B - £1,915.71
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS2001

Messrs. Walter Lloyd Jones & Co Ltd. and the Vendors of this property, whose Agents they are, give due notice that the particulars set out here are for the general guidance of intending purchasers and do not constitute any part of offer or contract. The particulars aim to comply with the Property Misdescription Act. The details, therefore omit any descriptions of a subjective nature or any which are not matters of fact and prospective purchasers are advised to view the property to satisfy themselves as to such matters.

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